



**CITY PLAN COMMISSION MEETING
1ST FLOOR CITY COUNCIL CHAMBERS
JANUARY 9, 2014
1:30 P.M.**

MINUTES

The City Plan Commission met at the above place and date.

The meeting was called to order at 1:31 p.m. Commissioner Wright present and presiding and the following Commissioners answered roll call.

COMMISSIONERS PRESENT:

Commissioner Loweree
Commissioner Brannon
Commissioner Grambling
Commissioner Borden
Commissioner Amoriello
Commissioner Wright
Commissioner Ardovino
Commissioner Schauer

COMMISSIONERS ABSENT:

Commissioner Madrid

AGENDA

Commissioner Amoriello read the rules into the record. David Coronado, City Development Program Manager, read the revisions to the agenda into the record.

***ACTION:** Motion made by Commissioner Ardovino, seconded by Commissioner Schauer, and unanimously carried to **APPROVE** the agenda as amended.

AYES: Commissioner Loweree, Brannon, Grambling, Borden, Amoriello, Wright, Ardovino, and Schauer

ABSENT: Commissioner Madrid

Motion passed.

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I. CALL TO THE PUBLIC – PUBLIC COMMENT

This time is reserved for members of the public who would like to address the City Plan Commission on any items that are not on the City Plan Commission Agenda and that are within the jurisdiction of the City Plan Commission. No action shall be taken.

No action was taken.

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II. CONSENT AGENDA

There were no items under the Consent Agenda.

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III. REGULAR AGENDA - DISCUSSION AND ACTION:

PUBLIC HEARING Rezoning Applications:

1. **PZRZ13-00035:** Tract 15-Q, 15-Q-2, 15-S, 18-B, 18-B-2, and 18-N, Block 6, Upper Valley Survey, City of El Paso, El Paso County, Texas.
- Location: 440 Clayton Drive
Current Zoning: R-2 (Residential)
Existing Use: Vacant
Request: From R-2 (Residential) to R-MU (Residential Mixed Use)
Proposed Use: Residential mixed use
Property Owner: Roma Homes
Representative: DRS Architecture
District: 1
Staff Contact: Andrew Salloum, (915) 541-4633, salloumam@elpasotexas.gov

Mary Frances noted that not all surrounding property owners were notified of this public hearing. She also noted that the fax number written on the public hearing notice is not a working number and feels this is a big disservice to the community.

Carlos Gallinar, Deputy Director for Planning, noted that staff will make sure that the fax number on all notices sent out to property owners is a working number. Regarding public notification, he noted that the code requires that notifications be sent to property owners residing 300 feet from the property line of the subject property. Maybe those property owners that were not notified reside outside the 300 feet perimeter. Staff will make sure that all property owners living within 300 feet of the subject property get notified of the public hearing.

Mariana Chou noted that she was not notified of this public hearing either and asked for clarification when staff said this item was being deleted.

Commissioner Wright explained that this item is no longer under consideration and will not be considered again unless it is brought back to the commission in which case the neighbors will be notified.

***ACTION:** Motion made by Commissioner Ardivino, seconded by Commissioner Schauer, and unanimously carried to **DELETE PZRZ13-00035.**

Motion passed.

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Commissioner Amoriello recused himself from any discussion on item #2 and left the meeting room.

2. **PZRZ13-00042:** A portion of Tract 2, Boothville Subdivision, City of El Paso, El Paso County, Texas
- Location: 8631 North Loop Drive
Current Zoning: R-F (Ranch and Farm)
Existing Use: Vacant
Request: From R-F (Ranch and Farm) to C-1 (Commercial)
Proposed Use: Medical Lab

Property Owner: WesStar Bank, Independent Executor of the Estate of Edward Abraham, deceased/WesStar Bank, Independent Executor of the Estate of Edward Abraham, Deceased
Representative: Conde, Inc.
District: 7
Staff Contact: Andrew Salloum, (915) 541-4633, salloumam@elpasotexas.gov

Andrew Salloum was not present at the meeting. Michael McElroy, Planner, presented this request.

Conrad Conde with Conde, Inc., concurred with staff's comments.

Commissioner Wright asked if there was anyone in the public who wished to speak in favor or against this request. There was no response.

ACTION: Motion made by Commissioner Ardivino, seconded by Commissioner Schauer, and carried to **APPROVE PZRZ13-00042 WITH THE CONDITION THAT A TEN (10) FOOT LANDSCAPED BUFFER WITH HIGH-PROFILE NATIVE TREES OF AT LEAST THREE (3) INCH CALIPER AND TEN (10) FEET IN HEIGHT SHALL BE PLACED AT TEN (10) FEET ON CENTER ALONG THE PROPERTY LINES ADJACENT ANY RESIDENTIAL OR APARTMENT ZONE DISTRICT OR USES. THE LANDSCAPED BUFFER SHALL BE IN ADDITION TO THE LANDSCAPE REQUIREMENTS OF TITLE 18 OF THE EL PASO CITY CODE, SHALL BE IRRIGATED AND MAINTAINED BY THE PROPERTY OWNER AT ALL TIMES, AND SHALL BE INSTALLED PRIOR TO THE ISSUANCE OF ANY CERTIFICATES OF OCCUPANCY.**

AYES: Commissioner Loweree, Brannon, Grambling, Borden, Wright, Ardivino, and Schauer

ABSTAIN: Commissioner Amoriello

ABSENT: Commissioner Madrid

Motion passed.

Commissioner Amoriello returned to the meeting room.

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PUBLIC HEARING Detailed Site Development Plan Application:

3. **PZDS13-00021:** Lots 52-54, Block 1, Barcelona Estates Replat "A", City of El Paso, El Paso County, Texas
Location: 12253 Costa Brava
Zoning: PR-II/sc (Planned Residential-II/special contract)
Existing Use: Single-family dwelling
Request: Detailed Site Plan Review per Planned Residential II District
Proposed Use: Canopy
Property Owners: Omar and Adriana Galache
Representative: Juan Mendez
District: 5
Staff Contact: Andrew Salloum, (915) 541-4633, salloumam@elpasotexas.gov

Michael McElroy noted that there is a revised staff report for this request.

Sergio Leos representing Mr. Galache concurred with staff's comments.

Commissioner Wright asked if there was anyone in the public who wished to speak in favor or against this request. There was no response.

ACTION: Motion made by Commissioner Brannon, seconded by Commissioner Amoriello, and unanimously carried to **APPROVE PZDS13-00021.**

Motion passed.
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4. **PZDS13-00025:** All of Boulder Canyon Subdivision, City of El Paso, El Paso County, Texas
 Location: East of Westwind and North of Belvidere
 Zoning: P-R I/c (Planned Residential 1/condition)
 Request: Detailed Site Plan Review
 Existing Use: Vacant
 Proposed Use: Single family homes
 Property Owner: DVEP Land, LLC
 Representative: Jorge Azcarate
 District: 1
 Staff Contact: Michael McElroy, (915) 541-4238, mcelroyms@elpasotexas.gov

Jorge Azcarate with CEA Group concurred with staff's comments.

Commissioner Wright asked if there was anyone in the public who wished to speak in favor or against this request. There was no response.

ACTION: Motion made by Commissioner Ardivino, seconded by Commissioner Amoriello, and unanimously carried to **APPROVE PZDS13-00025.**

Motion passed.
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PUBLIC HEARING Zoning Condition Release Application:

5. **PZCR13-00009:** A Replat of a Portion of Lot 2, Block 40, Cedar Grove Park Unit 5, and All of Tracts 10B and 10 C, Block 26, Ysleta Grant, City of El Paso, El Paso County, Texas
 Location: 7380 Alameda
 Zoning: C-4/c (Commercial/condition)
 Request: Release conditions imposed by Ordinance No. 10030, dated April 3, 1990
 Existing Use: Vacant
 Proposed Use: Park
 Property Owner: City of El Paso, Texas
 Representative: Conde, Inc.
 District: 3
 Staff Contact: Michael McElroy, (915) 541-4238, mcelroyms@elpasotexas.gov

Conrad Conde with Conde, Inc., concurred with staff's comments.

Commissioner Wright asked if there was anyone in the public who wished to speak in favor or against this request. There was no response.

ACTION: Motion made by Commissioner Ardivino, seconded by Commissioner Amoriello, and unanimously carried to **APPROVE PZCR13-00009.**

Motion passed.
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Subdivision Applications:

SUBDIVISION MAP APPROVAL:

Major Preliminary:

6. **SUSU13-00110:** Pebble Hills Extension – Tract 1C and portion of Tract 1D, Section 39 and portion of Tract 2C, Section 46, Block 79, Township 2, Texas and Pacific Railroad Company Surveys, El Paso County, Texas
- Location: West of Zaragoza at Pebble Hills
- Property Owners: River Oaks Properties LTD, Tomly Corporation and Genagra LP
- Representative: Conde, Inc.
- District: ETJ
- Staff Contact: Nelson Ortiz, (915) 541-4931, ortiznx@elpasotexas.gov

***ACTION:** Motion made by Commissioner Ardovino, seconded by Commissioner Schauer, and unanimously carried to **POSTPONE SUSU13-00110 FOR THREE (3) WEEKS, TO THE CITY PLAN COMMISSION MEETING OF JANUARY 30, 2014.**

Motion passed.

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7. **SUSC13-00006:** Montecillo Unit Six – A portion of Tract 4F2B, A.F. Miller Survey 215, and portion of Tracts 1 and 3A, John Barker Survey 10, and portion of Tract 7, I.F. Harrison Survey 54, City of El Paso, El Paso County, Texas
- Location: West of Mesa and South of Carousel
- Property Owner: EPT Montecillo Development East
- Representative: Conde, Inc.
- District: 8
- Staff Contact: Nelson Ortiz, (915) 541-4931, ortiznx@elpasotexas.gov

***ACTION:** Motion made by Commissioner Ardovino, seconded by Commissioner Schauer, and unanimously carried to **POSTPONE SUSC13-00006 FOR THREE (3) WEEKS, TO THE CITY PLAN COMMISSION MEETING OF JANUARY 30, 2014.**

Motion passed.

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Major Final:

8. **SUSU13-00112:** De Leon Place - All of Tract 13A, Block 1, Upper Valley Surveys, City of El Paso, El Paso County, Texas
- Location: North of Sunland Park and West of Doniphan
- Property Owners: Edmundo De Leon & Maria Isabel De Leon
- Representative: CAD Consulting
- District: 8
- Staff Contact: Alfredo Austin, (915) 541-4192, austinaj@elpasotexas.gov

Alfredo Austin, Planner, noted that there is a revised staff report for this request.

Enrique Ayala with CAD Consulting concurred with staff's comments.

Commissioner Wright asked if there was anyone in the public who wished to speak in favor or against this request. There was no response.

ACTION: Motion made by Commissioner Amoriello, seconded by Commissioner Ardivino, and unanimously carried to **APPROVE SUSU13-00112 AND APPROVAL OF THE EXCEPTION OF THE ROW (EMORY WAY).**

Motion passed.

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Major Combination:

9. **SUSU13-00119:** Sun Ridge Subdivision Unit Sixteen - All of Tract 71, Section 3, Block 79, Township 3, Texas and Pacific Railroad Company Surveys, City of El Paso, El Paso County, Texas.
 Location: South of Montwood and East of Joe Battle
 Property Owner: Walnut Creek, LLC
 Representative: Conde, Inc.
 Rep District: 5
 Staff Contact: Alfredo Austin, (915) 541-4192, austinaj@elpasotexas.gov

Alfredo Austin, Planner, noted that staff is recommending approval of this request with the requirement that a paved turnaround shall be provided having a minimum outside radius of forty-five feet at the end of Nirvan Court.

Conrad Conde with Conde, Inc., concurred with staff's comments but noted that the pond mentioned in the Land Development comments has been built for approximately six or seven years. He will coordinate with Land Development regarding the slopes in the ponding area to see what else is needed.

Kimberly Forsyth, Lead Planner, noted that the requirement for a turnaround was a requirement of the Fire Department so the applicant also needs to coordinate with them.

Karla Nieman, Assistant City Attorney, noted that she would recommend approval of the modification but expressed concern about the ponding issue.

Ana Castillo with Land Development noted that they are willing to amend their comments and will coordinate with Mr. Conde regarding the slopes in the ponding area.

Commissioner Wright asked if there was anyone in the public who wished to speak in favor or against this request. There was no response.

ACTION: Motion made by Commissioner Ardivino, seconded by Commissioner Schauer, and unanimously carried to **APPROVE SUSU13-00119 WITH STAFF'S COMMENTS WITH THE CAVEAT THAT THE APPLICANT COORDINATE WITH LAND DEVELOPMENT REGARDING THE SLOPES IN THE PONDING AREA AS LONG AS IT COMPLIES WITH THE ORDINANCE.**

Motion passed.

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PUBLIC HEARING Resubdivision Combination:

10. **SUSU13-00089:** Sahara Subdivision Replat "A" – All of Lots 1, 2, 25, 26, 30, 31, 32 and 33 and a portion of a vacated 20' Alley between Lot 1 and Lots 31 through 33, Block 11, and a portion of a proposed vacation of a 20' Alley between Lots 1, 2, 3, 24, 25, 26 and 30,

Block 11, Sahara Subdivision, City of El Paso, El Paso County,
Texas
Location: West of McCombs and South of Transmountain
Property Owner: North Union Congregation
Representative: CAD Consultants
District: 4
Staff Contact: Nelson Ortiz, (915) 541-4931, ortiznx@elpasotexas.gov

Nelson Ortiz, Planner, noted that there is a revised staff report for this request.

Enrique Ayala with CAD Consultants concurred with staff's comments.

Commissioner Wright asked if there was anyone in the public who wished to speak in favor or against this request. There was no response.

ACTION: Motion made by Commissioner Ardivino, seconded by Commissioner Amoriello, and unanimously carried to **APPROVE SUSU13-00089**.

Motion passed.

11. **SURW13-00015:** Midway Drive Vacation - An 8' wide strip of Midway Drive ROW adjacent to Riverside High School, a portion of Tract 1, US Government Parcel # 6, City of El Paso, El Paso County, Texas.
- Location: West of Alameda at Midway
Property Owner: City of El Paso
Representative: Sitework Engineering
Rep District: 3
Staff Contact: Alejandro Palma, (915) 541-4482, palmaaj@elpasotexas.gov

***ACTION:** Motion made by Commissioner Ardivino, seconded by Commissioner Schauer, and unanimously carried to **POSTPONE SURW13-00015 FOR THREE (3) WEEKS, TO THE CITY PLAN COMMISSION MEETING OF JANUARY 30, 2014**.

Motion passed.

Other Business:

12. Discussion and action on the City Plan Commission minutes for:
December 19, 2013

ACTION: Motion made by Commissioner Amoriello, seconded by Commissioner Ardivino, and unanimously carried to **POSTPONE THE CITY PLAN COMMISSION MINUTES OF DECEMBER 19, 2013, FOR THREE (3) WEEKS, TO THE CITY PLAN COMMISSION MEETING OF JANUARY 30, 2014**.

Motion passed.

13. Discussion and action on an ordinance annexing the following real property described as a portion of Section 48, Block 79, & portion of Sections 18 & 19, Block 78, Township 2, Texas and Pacific Railway Co. Surveys, El Paso County, Texas
- Property Owner: Ranchos Real Land Holdings, LLC / County of El Paso.
SUAX12-00002.
Staff Contact: Nelson Ortiz, (915) 541-4931, ortiznx@elpasotexas.gov

Nelson Ortiz, Planner, noted that this property will be used for ROW only.

Conrad Conde with Conde, Inc., concurred with staff's comments.

Commissioner Wright asked if there was anyone in the public who wished to speak in favor or against this request. There was no response.

ACTION: Motion made by Commissioner Ardivino, seconded by Commissioner Schauer, and unanimously carried to **APPROVE AN ORDINANCE ANNEXING THE FOLLOWING REAL PROPERTY DESCRIBED AS A PORTION OF SECTION 48, BLOCK 79, & PORTION OF SECTIONS 18 & 19, BLOCK 78, TOWNSHIP 2, TEXAS AND PACIFIC RAILWAY CO. SURVEYS, EL PASO COUNTY, TEXAS.**

Motion passed.
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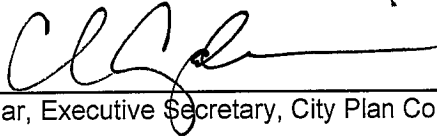
Commissioner Wright asked staff for a brief explanation on the major changes from the newer subdivision ordinances compared to the older subdivision ordinances.

Mr. Gallinar noted that this information will be provided to the commission at the annual business meeting which is scheduled for Thursday, January 23, 2014.

ADJOURNMENT:

Motion made by Commissioner Brannon, seconded by Commissioner Ardivino, and unanimously carried to adjourn this meeting at 2:26 p.m.

Approved as to form:

A handwritten signature in black ink, appearing to read 'C. Gallinar', is written over a horizontal line.

Carlos Gallinar, Executive Secretary, City Plan Commission